

WELCOME!

SEE WHAT WE'VE BEEN UP TO!



TECUMSEH ROAD AND LESPERANCE ROAD MAIN STREET DETAILED DESIGN

WHAT THIS IS ALL ABOUT

The Community Improvement Plan (CIP), adopted in 2016, set out an overall vision for the Main Street and we are taking that vision and implementing it through the physical design transformation of the street. We want to renew, rebuild, and revitalize Tecumseh Road and Lesperance Road so that they support and foster an animated and vibrant mixed-use commercial destination for all to linger, visit, shop, play and more. The streetscape transformation will not happen overnight. It is a long term vision in which the timing of its implementation is dependent on budgeting and funding opportunities. The focus of design as such, reflects a phased approach and the current design effort is focused on Phase 1 development of the streets including: Tecumseh Road, from St Anne Boulevard to Bedell Street; and Lesperance Road, from St Denis Street to Arbour Street.

WHERE WE ARE AT IN THE PROCESS

The Project Team is in the process of completing Phase 1 of the Streetscape Detailed Design, moving from a 60% Design Stage to a Pre-Tender Design Stage of work. This includes completing transportation studies and updating the streetscape design to incorporate the input received from our engagement processes including meetings with property owners and businesses, Town Council, relevant agencies, and residents. A costing of the design will be undertaken once finalized.

PIC EVENT OBJECTIVES

This PIC Event is intended to provide the community with an update on the progress of the Tecumseh Road and Lesperance Road Main Street Streetscape Design. The Panels provide details as to where we are at in the process, what has happened since the last public engagement event, and the advancement of the proposed streetscape improvements.

This is the opportunity to provide your thoughts on how the streetscape design is unfolding.

WHAT HAS HAPPENED TO DATE + WHAT WE'VE HEARD

EVENTS + TASKS



COUNCIL ENGAGEMENT



PUBLIC ENGAGEMENT AND EVENTS



MEETINGS WITH AGENCIES



FOCUSED PLAN DEVELOPMENT AND ASSESSMENTS



UPDATED STREETScape DESIGN

Engagement Events to Date

- April 04, 2016 Stakeholder Interviews
- May 10, 2016 Council Presentation
- May 11, 2016 Brewery Pop-up Event and Jane's Walk
- March 28, 2017 Council Presentation
- April 20, 2017 Night Market Event
- May 10, 2017 Presentation to Property Owners
- June 13, 14, 2017 Property Owner Meetings
- October 24, 2017 Council Meeting
- January 11, 2018 Property Owner Workshop
- April 12, 2018 Property Owner Meeting
- April 25, 2018 Council Presentation
- April 04, 2019 Council Presentation
- February 19, 2020 Lanoue Residents Meeting
- February 20, 2020 Community PIC Event ← We are here!

Engagement Design Direction

- Create a quality streetscape and 24/7 all season community destination that encourages a small town/village feel, respects the heritage character and assets, and is pedestrian oriented.
- Design to be sustainable with proper infrastructure choices and maintenance practices.
- Animate the public realm by designing for all seasons and creating opportunities that attract people to the area.
- Design for "quality downtown traffic" instead of "commuter traffic".
- Bury the overhead wires.
- Design to create a safe and comfortable pedestrian environment (24/7).
- Establish a clear identity for Tecumseh Road, a unique balance between traditional and contemporary.
- Design the street to accommodate different modes of transportation that explores opportunities for improving the pedestrian experience, transit and bicycle infrastructure.
- Consider a role for the BIA in implementing/managing the streetscape.

Streetscape Plan Development Since 2017

- Driveway Closures and Shared Laneway Design
- Reciprocal Access Plan
- Transportation Analysis
- Utilities Coordination and Design
- VIA Rail Coordination and Rail Crossing Design
- Lighting Assessment and Alignment
- Curb and Streetscape Design Refinement
- Ongoing Consultation with Property Owners
- Transportation Model Simulation



POP-UP EVENT



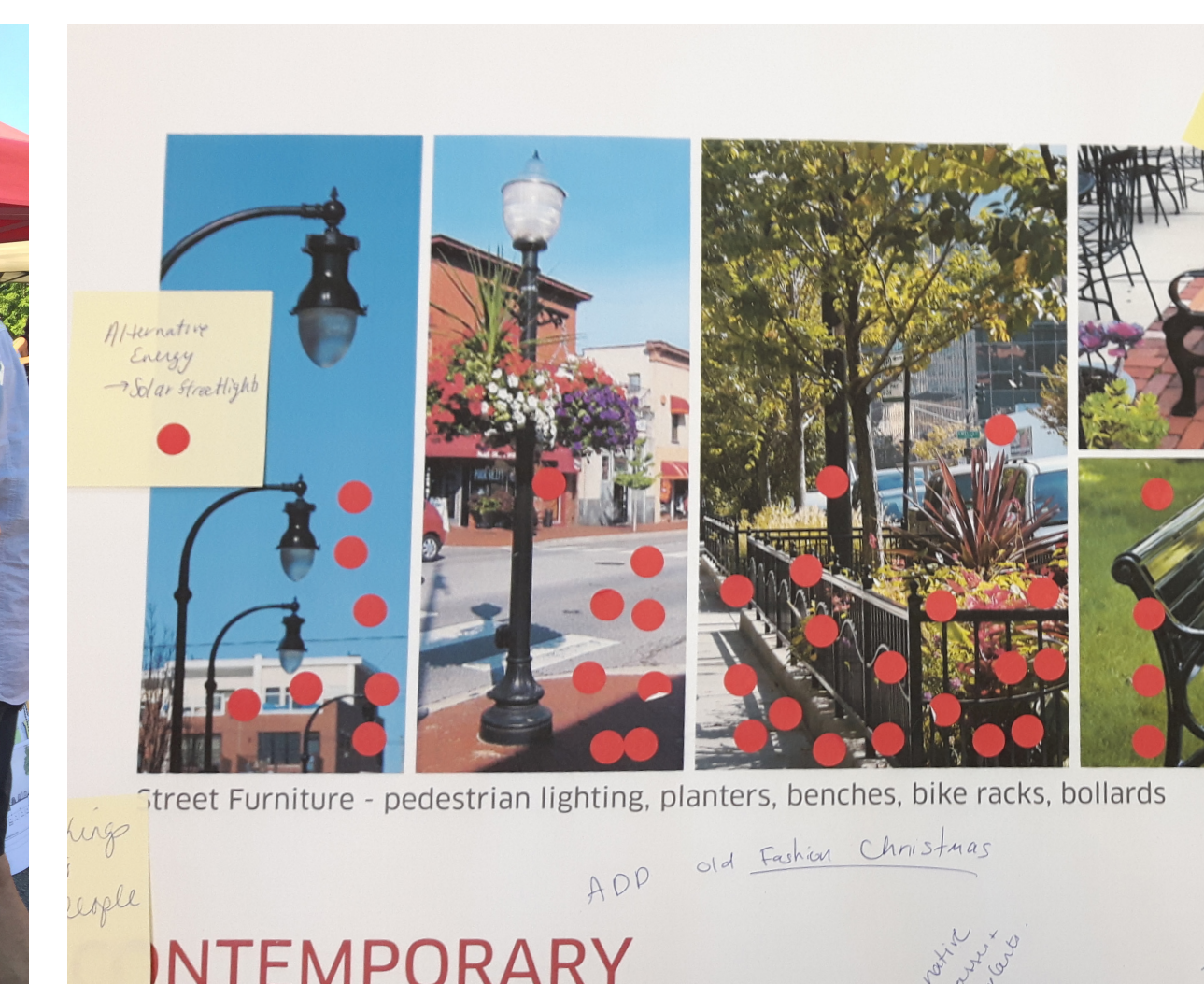
JANE'S WALK



NIGHT MARKET EVENT



LANDOWNER MEETINGS



THE 2016 APPROVED COMMUNITY IMPROVEMENT PLAN (CIP)

THE VISION FOR THE MAIN STREET

“Tecumseh’s Main Street is a community place for commerce and gathering. Designed for walking and anchored by its historic buildings, the street is both a place to live and a regional destination. As the heart of the Tecumseh community, it is a gathering place with unique amenities and supported by great festivals and events.”



KEY POLICY OBJECTIVES

The CIP identifies key policy objectives for the streetscape improvements to allow for the transformation of the Main Street and CIP area, such as:

- Creating a vibrant and animated all season mixed-use “main street” with a predominance of commercial uses;
- Creating high quality, beautiful, inspiring, and memorable places and destinations;
- Creating an attractive, green, accessible, pedestrian friendly streetscape that supports an increase in transportation modes such as walking, cycling and transit;
- Protecting and enhancing existing heritage resources (buildings, views, and landscapes); and
- Developing an organized structure for rear parking and access for “main street” commercial/retail uses to enable successful commercial streets.

Consolidating driveways and access points is a key design recommendation needed in order to meet the policy objectives for the streets.

A TRANSFORMATIVE STREETScape

The Detailed Main Street Streetscape Plan is the Town’s first step toward the revitalization and transformation of the community and the “heart of the town” into a unique, vibrant, walkable and mixed-use destination. The proposed Streetscape initiative is already functioning as a catalyst for development. It is creating an incentive for landowners and developers to invest in an area that is envisioned to become an attractive quality environment that supports commercial and residential viability. It is also encouraging landowners to take advantage of the Town’s CIP funding to enable development and to upgrade properties to improve the physical character of the main streets and area.



Re:New
Re:Build
Re:Vitalize
Main Street
Tecumseh Road
Streetscape Design

THE CIP VISION IS UNFOLDING! REVITALIZATION IS HAPPENING....



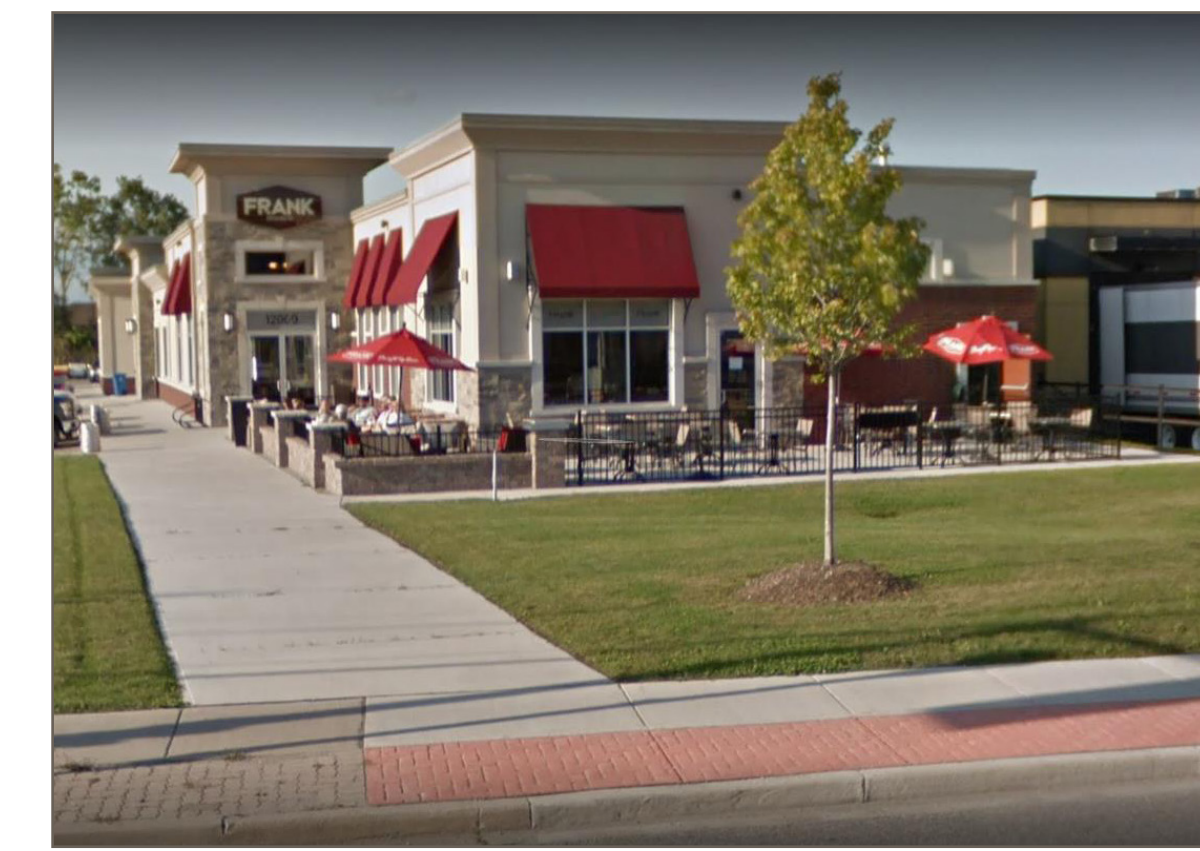
1 Proposed Development - Multi-Storey Residential



2 Proposed Development - Multi-Storey Residential



3 Proposed Development - Ryegate Place Condominium



4 New Development - Frank Brewery Company



5 New Development - Carmelita Court Subdivision



6 Building and Site Improvements - Goran Reality



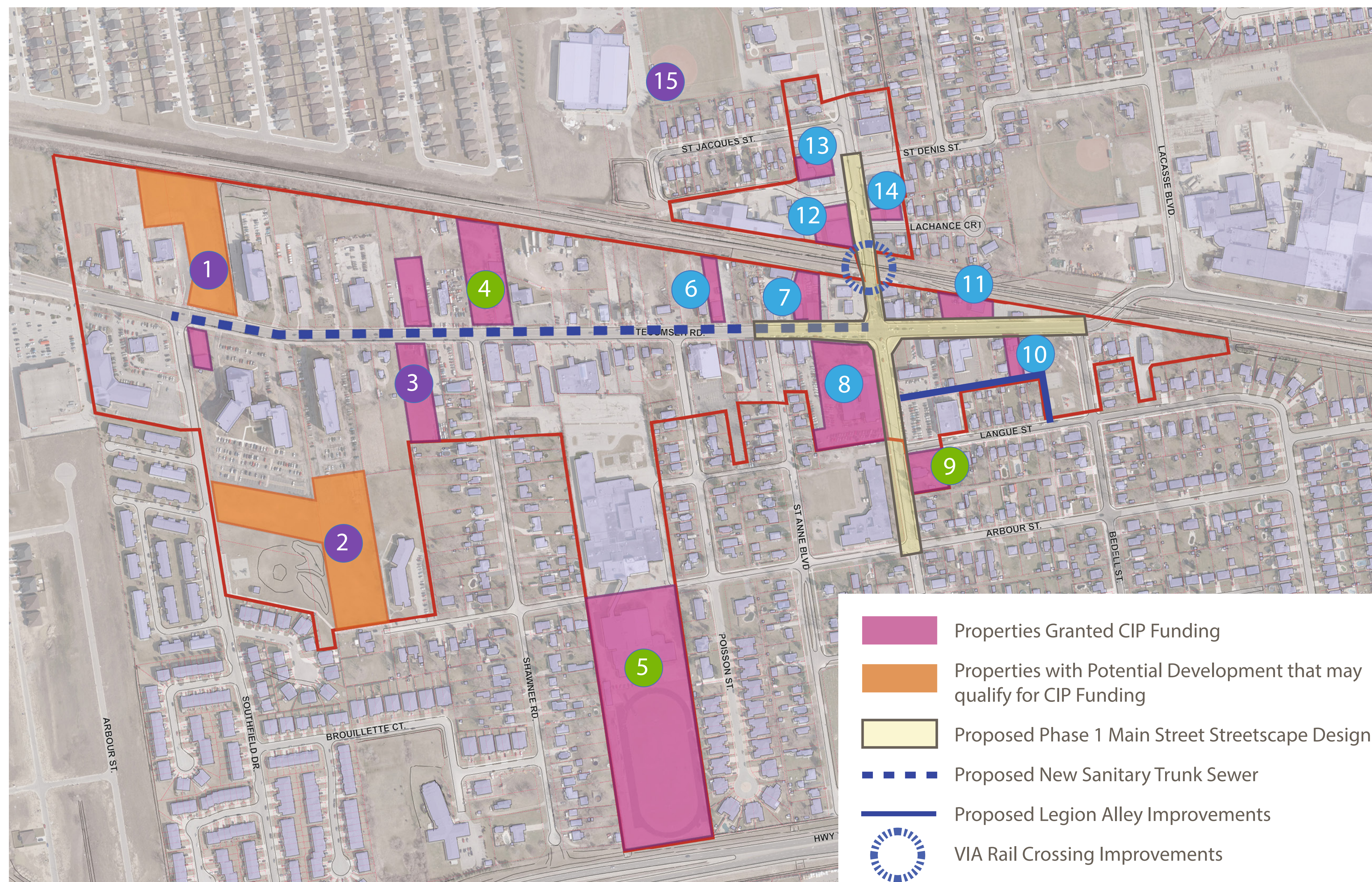
7 Building and Site Improvements - Buckingham Reality



8 Building and Site Improvements - St. Anne Church Restoration



9 New Development - St. Anne Arms Apartments



10 Building and Site Improvements - Bosley Hair Salon



11 Building and Site Improvements - Tecumseh Historical Society



12 Building and Site Improvements - Lesperance Plaza



13 Building and Site Improvements - Lesperance Square

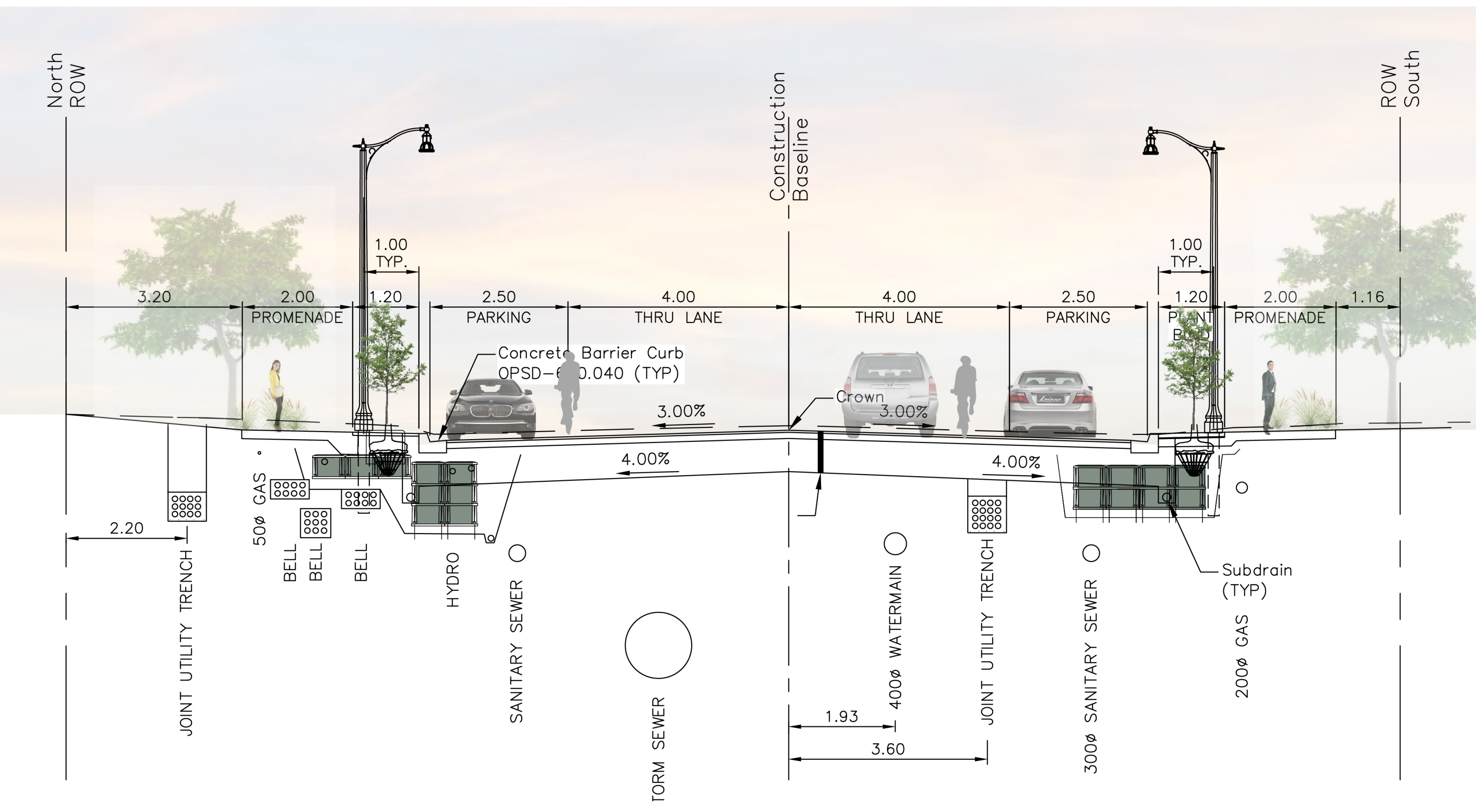
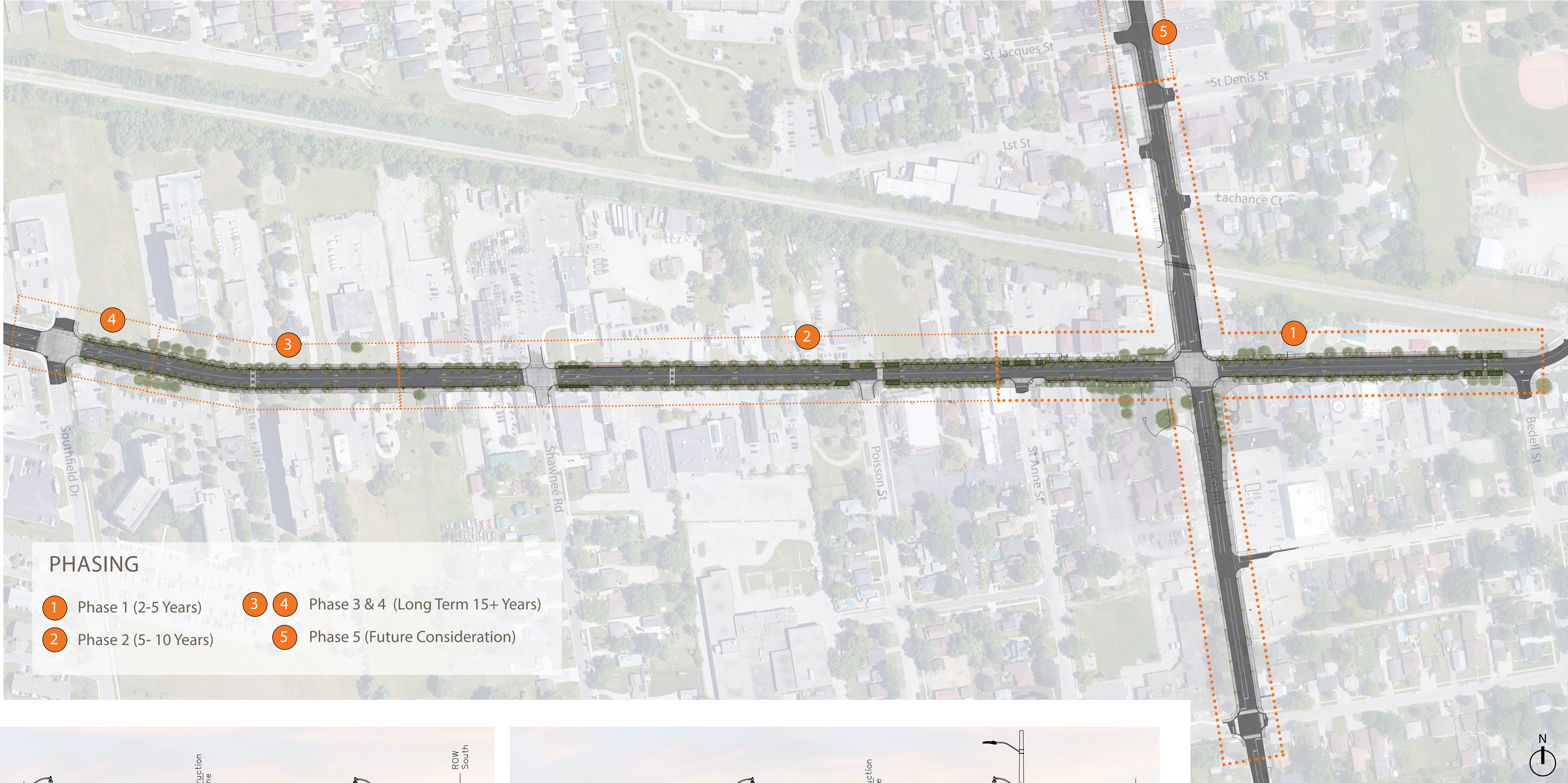


14 Building and Site Improvements - Azar Development

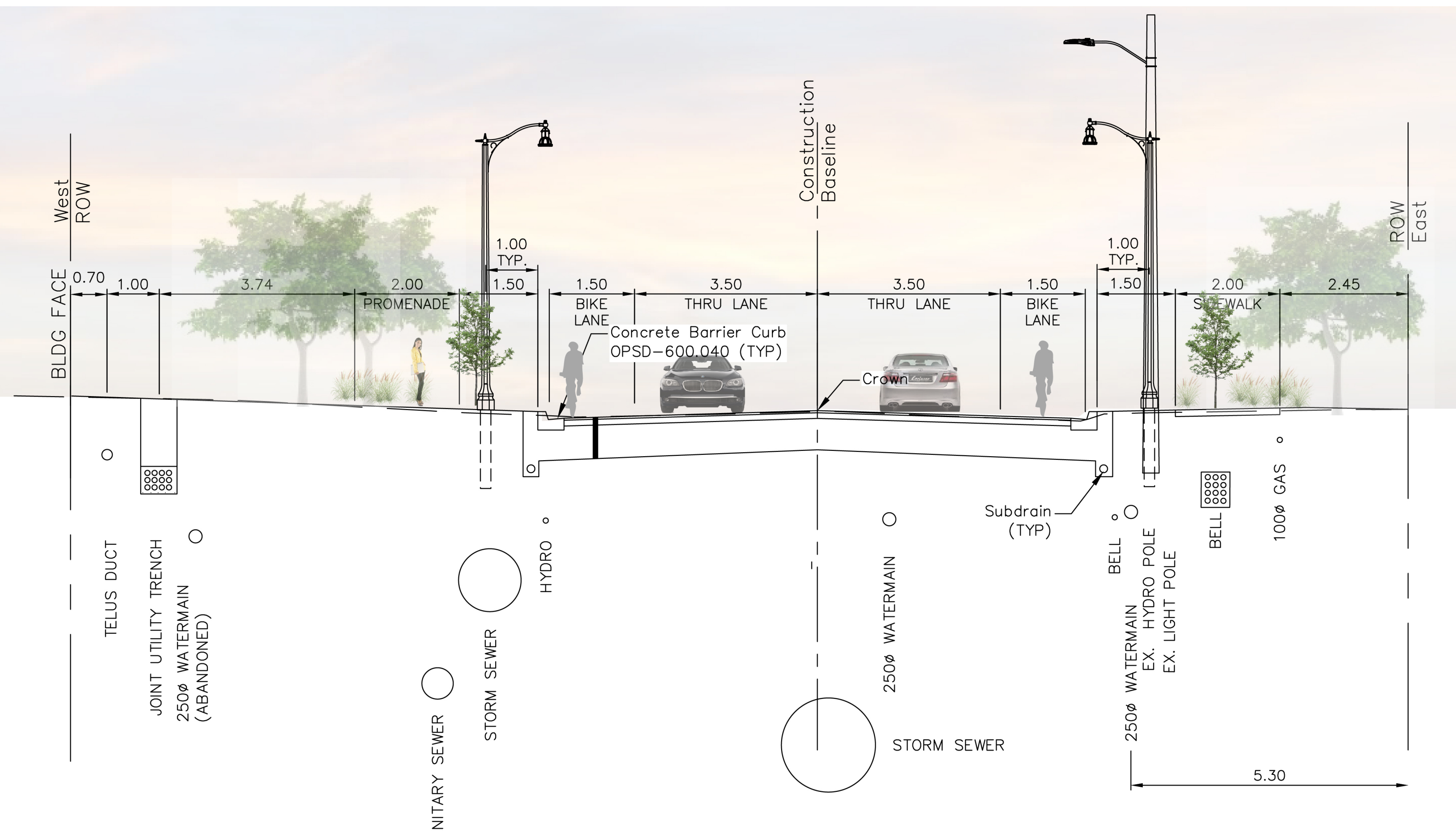


15 Proposed Development - Tecumseh Sports Complex

MAIN STREET TRANSFORMATION



TECUMSEH ROAD CROSS-SECTION (TYPICAL)



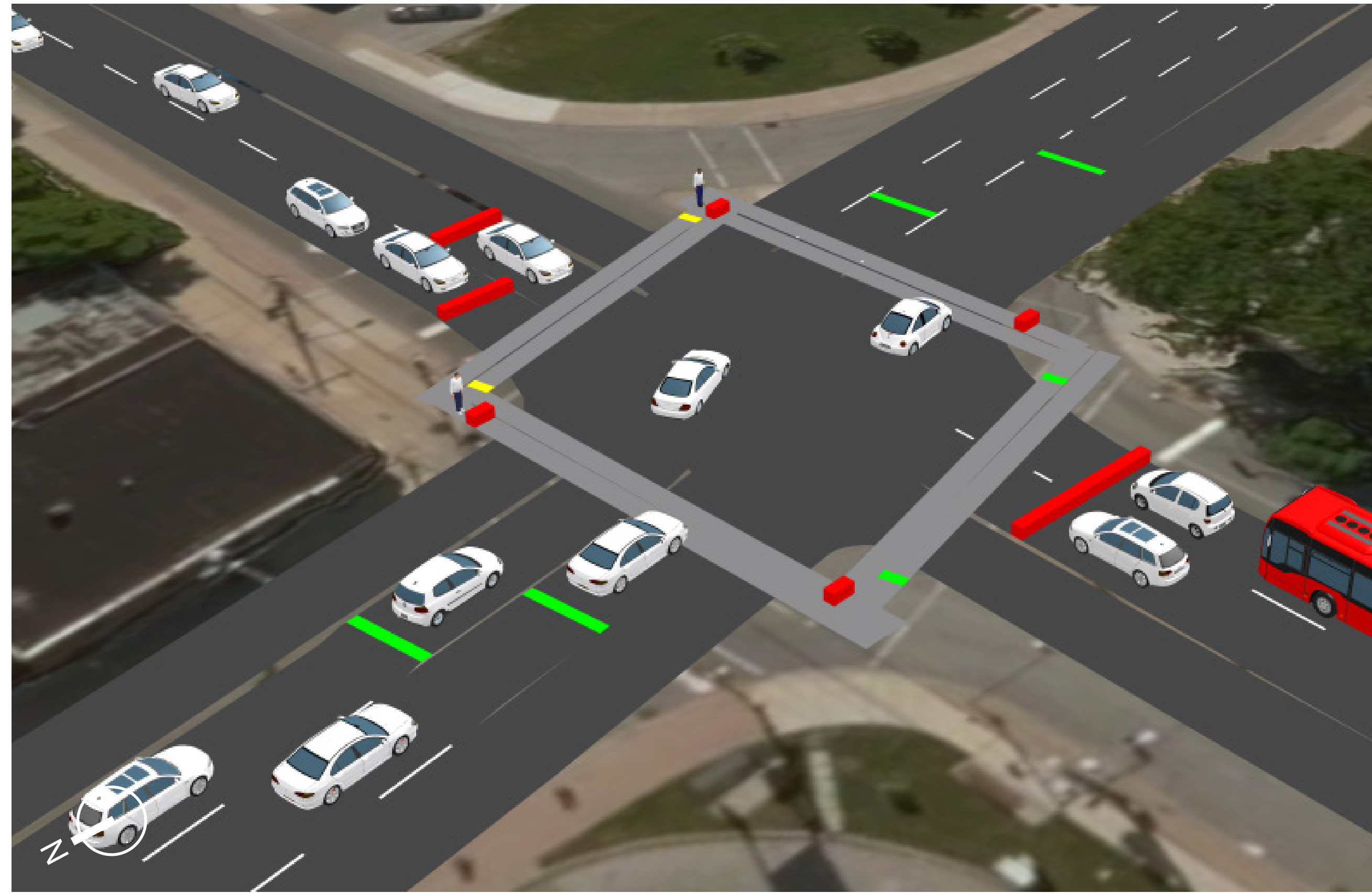
LESPERANCE ROAD CROSS-SECTION (NORTH OF VIA RAIL TRACKS)

PROPOSED PHASED FULL BUILD-OUT STREETScape: PLAN RENDERING AND SECTIONS

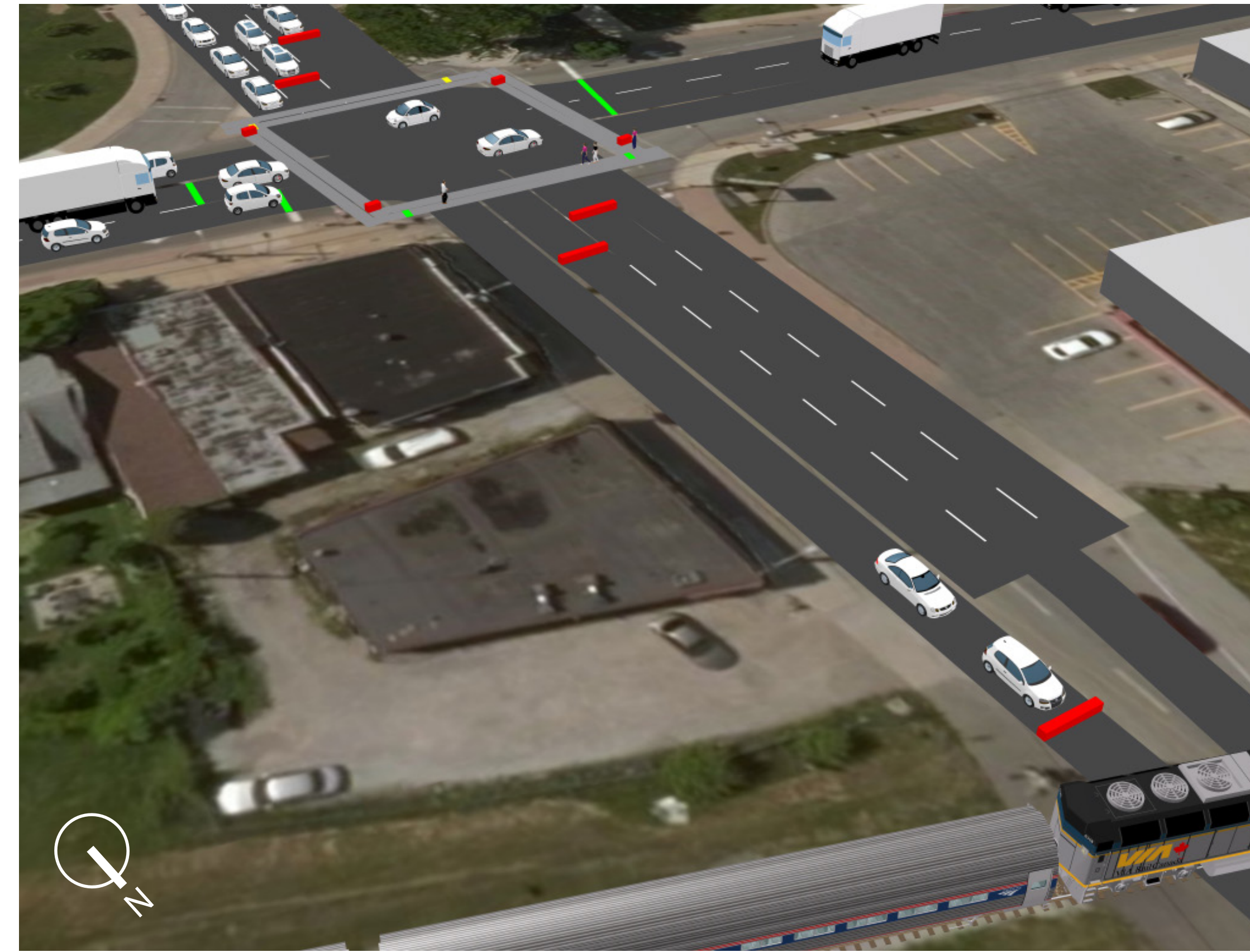
MAIN STREET TRANSFORMATION

TRANSPORTATION BENEFITS

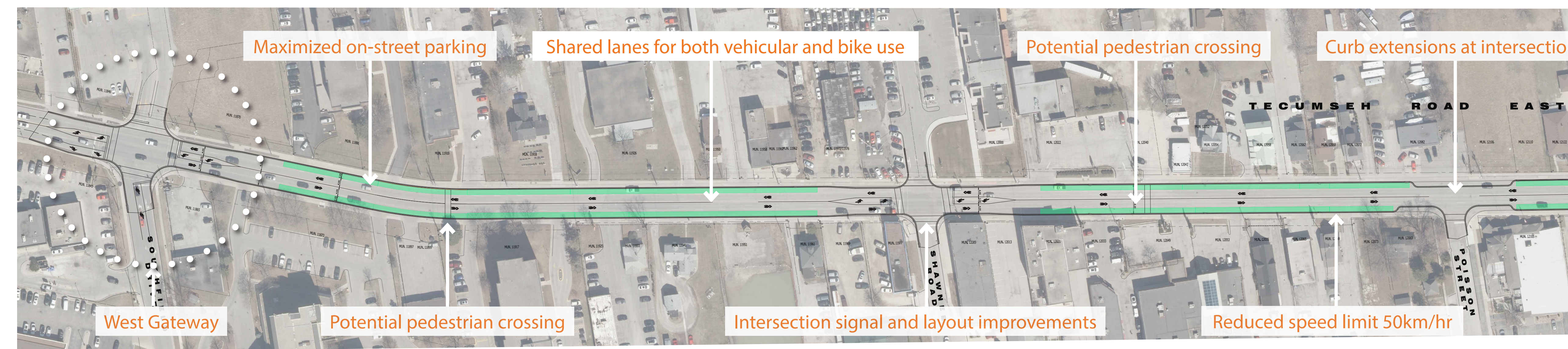
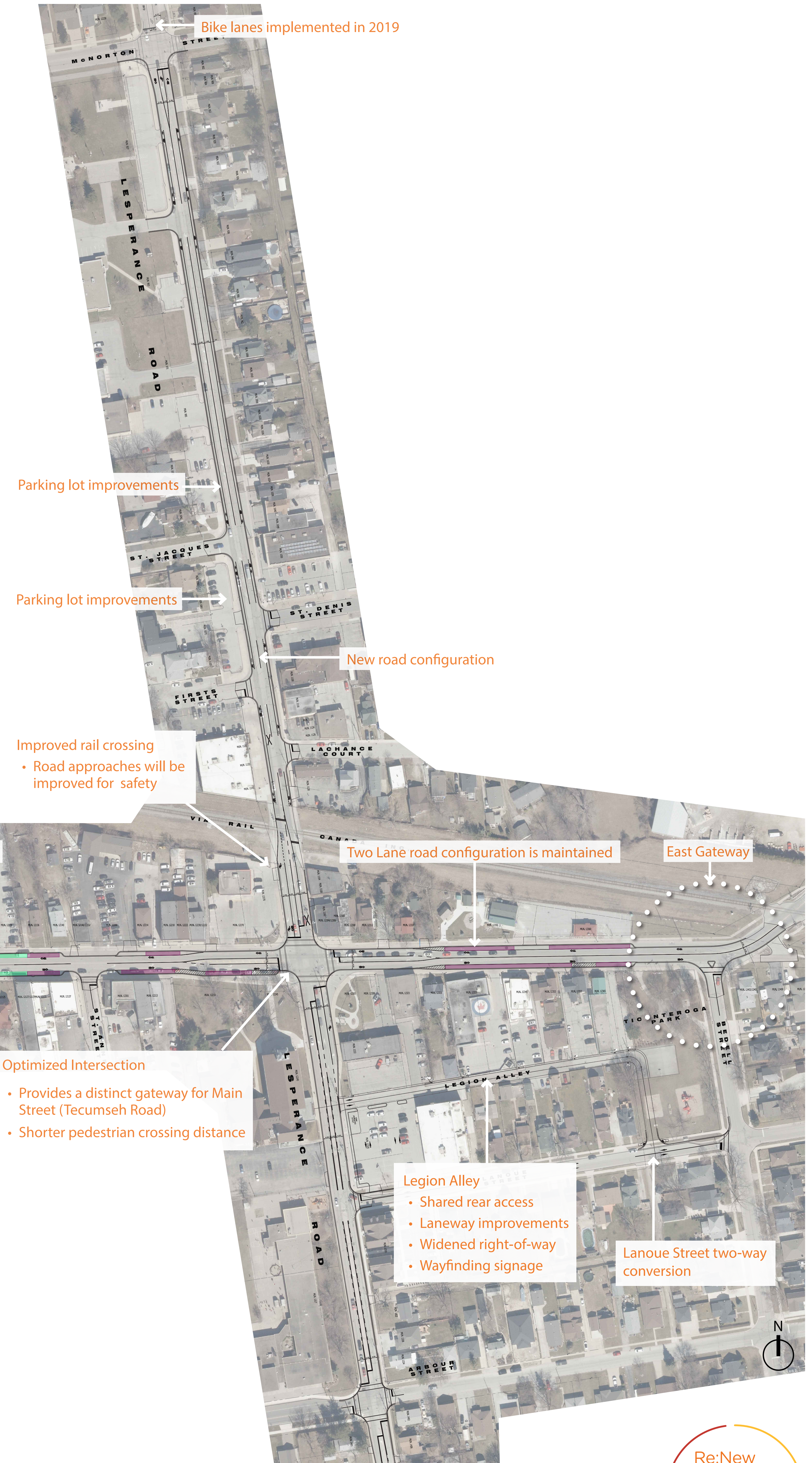
The design transformation of the Main Street creates a change in traffic patterns that allow for a shift in the street's character and function from commuter to pedestrian. This transformation creates opportunities for active transportation, enhanced pedestrian crossings and movement, increased on street parking, increased pedestrian connectivity, shared bike lanes and bike circulation, improved rail crossings, improved laneway and servicing access and circulation, and the opportunity for enhanced traffic calming gateways into the core Main Street area that define the commercial destination.



SIMULATED VIEW OF TECUMSEH ROAD AND LESPERANCE ROAD INTERSECTION - VIEW SOUTH EAST



SIMULATED VIEW OF LESPERANCE ROAD AND RAIL CORRIDOR - VIEW SOUTH WEST



- Legend
- Proposed curb
 - Future proposed on street parking area
 - Phase 1 proposed on street parking

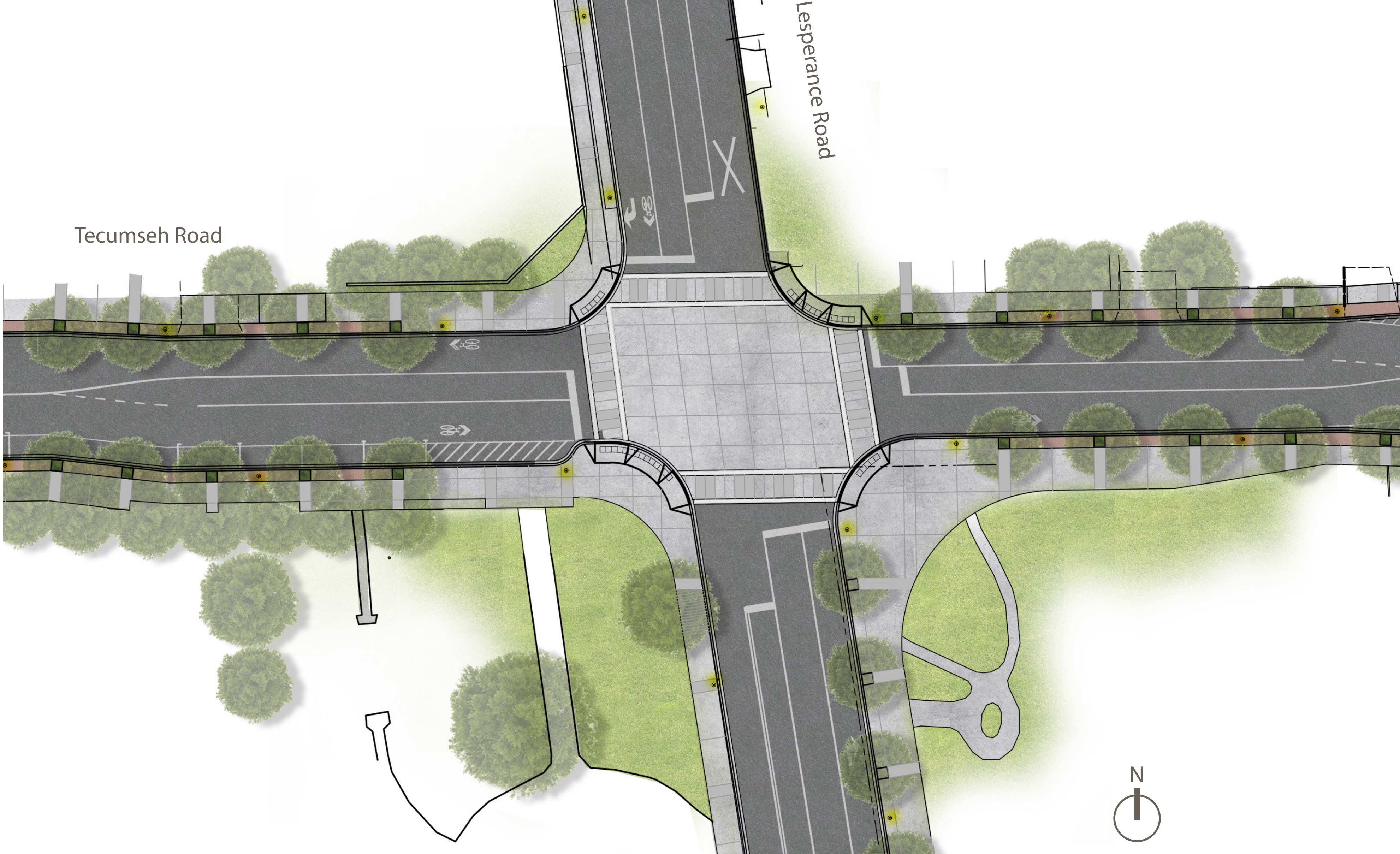
FUNCTION OF THE ROADWAY

Tecumseh Road will function primarily as a vehicular, pedestrian, and cycling route. The street cross section will reflect reduced lanes with lower speed limits and curb extensions, which will act to calm traffic and promote pedestrian and cyclist use and circulation. A traffic analysis was undertaken and it was determined that based on existing development in this area, 15 seconds of additional travel time is estimated between Banwell Road and Lacasse Boulevard, shifting from 4 minutes to 4 minutes and 15 seconds.

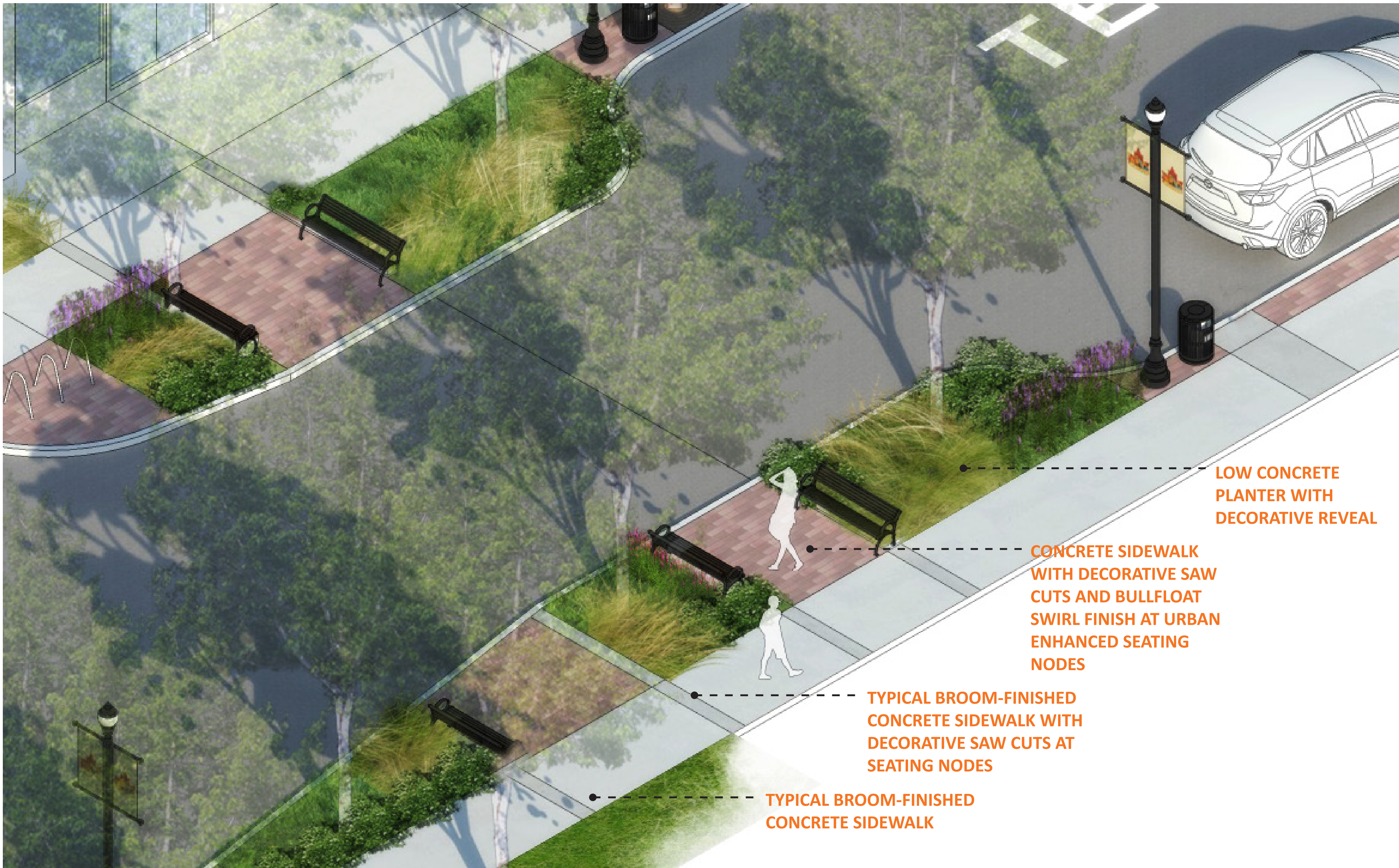
PROPOSED STREETScape DESIGN DETAIL: DESIGN APPROACH



SOCIAL GATHERING SPACES ALONG THE STREET



PEDESTRIAN FRIENDLY MAIN STREET INTERSECTION



GREEN STREETScape DESIGN

LOW CONCRETE
PLANTER WITH
DECORATIVE REVEAL

CONCRETE SIDEWALK
WITH DECORATIVE SAW
CUTS AND BULLFLOAT
SWIRL FINISH AT URBAN
ENHANCED SEATING
NODES

TYPICAL BROOM-FINISHED
CONCRETE SIDEWALK WITH
DECORATIVE SAW CUTS AT
SEATING NODES

TYPICAL BROOM-FINISHED
CONCRETE SIDEWALK

PROPOSED STREETScape DESIGN DETAIL: PERSPECTIVE VIEWS



TECUMSEH ROAD VIEW WEST OF BEVELL STREET



TECUMSEH ROAD VIEW EAST OF ST ANNE BOULEVARD



LESPERANCE ROAD VIEW NORTH AT THE TECUMSEH/LESPERANCE INTERSECTION



TECUMSEH ROAD VIEW WEST AT THE TECUMSEH/LESPERANCE INTERSECTION

PROPOSED STREETScape ELEMENTS



STREETScape CHARACTER: HARDScape



STREETScape CHARACTER: SOFTScape



LANDScape PLANTER DETAILS



STREET FURNITURE: PEDESTRIAN LIGHTING, PLANTERS, BENCHES, BIKE RACKS, AND BOLLARDS